7 ALTERNATIVES TO THE PROJECT

The CEQA Guidelines (§15126.6(a)) require an evaluation of "a range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic project objectives but would avoid or substantially lessen any of the significant effects, and evaluate the comparative merits of the alternatives." The purpose of the alternatives analysis is to determine whether or not a variation of the project would reduce, or eliminate, significant project impacts, within the basic framework of the objectives.

Alternatives considered in the EIR should be feasible, and should attain most of the basic project objectives. As described in Section 3.2, the objective of the CIC is to address current and projected shortages of celled capacity to safely and securely house condemned inmates at SQSP. The project is needed to meet the following state requirements:

- CPC §3600: all male condemned inmates in California must be housed at the California prison designated for the execution of the death penalty[1];
- CPC §3603: all court ordered executions in California must be carried out within the walls of SQSP;
- Thompson Decree: establishes minimum conditions for condemned inmates at SQSP; and
- CDC safety and security guidelines for operations and emergency services.

Range of Alternatives Considered

The range of alternatives studied in the EIR is governed by the "rule of reason," requiring evaluation of only those alternatives "necessary to permit a reasoned choice" (CEQA Guidelines §15126.6(f)). Further, an EIR "need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative" (CEQA Guidelines §15126.6(f)(3)). The analysis should focus on alternatives that are feasible (i.e., that may be accomplished in a successful manner within a reasonable period of time) and that take economic, environmental, social and technological factors into account. Alternatives that are remote or speculative will not be discussed. Furthermore, the alternatives analyzed for a project should focus on reducing or avoiding significant environmental impacts associated with the project as proposed.

The CEQA Guidelines (§15126.6(e)) require that, among other alternatives, a "no-project" alternative be evaluated in comparison to the project and that it "discuss the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with the available infrastructure and community services." Accordingly, a no project alternative is analyzed in this Draft EIR.

As described in Chapter 3, Project Description, the California State Legislature through CPC §3600 and 3603 has mandated that all male condemned inmates be housed at SQSP. An alternative offsite location to house male condemned inmates would not be feasible without legislative authorization and direction. Further, essential services including the Public Law Office and other legal services are well-established in

[1] CPC §3600 does allow very limited exceptional placements of condemned male inmates at the California State Prison , Sacramento, to address extremely disruptive behavior, and at the California Medical Facility to address critical medical or mental health needs.

the Bay Area because of SQSP's existing location and would be difficult to relocate. Therefore, for purposes of CEQA compliance, feasible alternatives include only onsite alternatives that would minimize the significant environmental impacts (environmental constraints) of the project.

During the initial design and planning stages, CDC investigated the upgrade and expansion of the existing facilities that house male condemned inmate population at SQSP. However, this alternative was determined to be infeasible for several reasons including the inability of the existing buildings to support the new structural loads, lack of available space for required services, and high costs (see Section 7.2, Alternatives Considered but not Analyzed in Detail). Therefore, the only remaining site of sufficient size within the boundaries of SQSP that could support the structures needed for the project is the project site evaluated in this Draft EIR.

Within the parameters of CEQA, CDC is required to evaluate any alternatives that could reduce or avoid any of the project's significant impacts, which could include alternative locations or design of facilities. As described above, an alternative location within SQSP is unavailable. However, an alternative design or placement of facilities on the project site may result in reduction of environmental impacts in certain resource areas (i.e., visual resources, cultural resources). With this in mind, CDC proposed two alternative project designs (single level and stacked) that were feasible to implement on the site and would provide all necessary facilities and programs required for the housing of male condemned inmates. These two alternative designs have been evaluated at a project-specific level of detail throughout this Draft EIR (see Chapter 4) and have been carried through for evaluation in the alternatives analysis.

During the public comment period for the Notice of Preparation (NOP) and at the public scoping meeting, several agencies and citizens commented that CDC should consider an alternative site for the entire prison and/or the proposed CIC facility. Further, comments were received from Marin County that the Draft EIR should evaluate an alternative that considers implementation of the County's San Quentin Vision Plan, which would close and relocate the existing prison operations and develop a transit-oriented community at the SQSP site.

As the lead agency for this project and EIR, the CDC is legally prohibited from relocating condemned inmates to a different site. As listed in the opening paragraph to Section 7 of this EIR, California Penal Code requires that all male condemned inmates in California must be housed at SQSP and the judgment of execution must be carried out within the walls of San Quentin. In order for the project to be located at a different site, the State Assembly and the State Senate would both need to pass, and the Governor would need to sign, legislation authorizing the relocation of the prison and its condemned functions. Thus, in addition to it not meeting important project objectives, an alternative location would be legally infeasible because the lead agency for the project is legally barred from approving the project at any location other than at SQSP. Further, the lead agency could not legally approve a transit village, or any use other than those related to prison uses, on the grounds of SQSP.

Consequently, neither an offsite alternative for the project (and other prison uses at SQSP) nor an alternative use of the site would be feasible alternatives to the project. However, to provide additional information for decision makers and the public and because of the number of comments requesting consideration of these alternatives, this EIR does evaluate two additional alternatives to the project: the Offsite Location Alternative and the San Quentin Vision Plan/Relocation of SQSP Alternative.

7.1 SUMMARY OF ENVIRONMENTAL IMPACTS

The purpose of this section is to summarize the site-specific environmental constraints, as identified and discussed in Chapter 4 of this Draft EIR. Site-specific environmental constraints, including visual resource impacts from sensitive view points, fill of potential jurisdictional waters of the U.S.,

construction-related air and noise impacts, availability of water supplies, historic resources, and transportation impacts could result in significant or potentially significant environmental impacts. These constraints and their effects on the range of alternatives considered in this Draft EIR are discussed below.

As discussed in Section 4.1, Visual Resources, the project could result in substantial changes to the local viewshed and result in the placement of buildings that are plain, blockish, and of unremarkable architecture on the site and would block some views of existing architecturally unique prison facilities. In particular, the views from the ferry boat and Sir Francis Drake Boulevard could be substantially affected with implementation of the project. The stacked design option, because of its greater heights and potential for view blockage, has greater potential to adversely affect visual resources than does the single level design option. Impacts are significant and unavoidable, but have been substantially reduced through mitigation.

As discussed in Section 4.2, Air Quality, the project could generate construction-related and operational emissions but neither would exceed the BAAQMD significance thresholds. However, the project in combination with cumulative development would result in the continued exceedance of regional air quality thresholds, which would be a cumulatively significant and unavoidable impact.

As discussed in Section 4.3, Biological Resources, the project would fill a drainage ditch in the southern portion of the site. Habitat in the ditch is highly degraded, the drainage ditch serves as an outfall, is hydrologically connected to San Francisco Bay, and could potentially qualify as a jurisdictional water of the U.S. subject to regulation by the U.S. Army Corps of Engineers (USACE). In addition, the project would result in the death of an undetermined number of animals (mostly birds) due to the operation of the proposed electrified fence. CDC will consult with USFWS and DFG to determine a course of action that minimizes wildlife electrocutions to the extent feasible and compensates for impacts on native wildlife species.

As discussed in Section 4.5, Cultural Resources, the project under the single level design option could result in the removal of the onsite schoolhouse building and 57 prison employee residences. Removal of the schoolhouse would be a significant and unavoidable impact. If SHPO determines that the prison employee residences (collectively as a historic district) potentially qualify for listing on the CRHR, their removal, even with recommended mitigation to substantially reduce the impact, would result in a significant and unavoidable cultural resource impact. This impact would be avoided with the stacked design option.

As discussed in Section 4.9, Noise, the project could generate construction-related noise that is incompatible with nearby onsite residential land uses. Mitigation is available to reduce construction-related noise impacts to less than significant.

While not identified as a significant effect on the environment in Section 4.10 (Employment, Population, and Housing), the single level design option would remove 57 houses with rents affordable to correctional officers and other SQSP employees, and there is a severe shortage of affordable housing in Marin County. The stacked design option would avoid this impact.

As discussed in Section 4.11.4, Water Supply, implementation of recommended mitigation for the project would not result in the increase in water demands at SQSP above existing conditions but would increase consumption above future levels. However, MMWD is currently operating under an operational yield shortfall. Mitigation would substantially reduce this impact but it would remain significant. Therefore, this analysis compares water demands of various alternatives with the project and existing SQSP.

As discussed in Section 4.12, Transportation, the project would result in the degradation of the Main Street/I-580 eastbound on/off-ramps and Main Street/I-580 westbound off-ramp. Mitigation for the project and cumulative conditions would reduce this impact to a less-than-significant level.

7.2 ALTERNATIVES CONSIDERED BUT NOT ANALYZED IN DETAIL

State CEQA Guidelines §15126.6(c) provides that an EIR "should also identify any alternatives that were considered by the lead agency but rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. This section provides a discussion of two alternatives and explains the reasons for rejecting these alternatives from further consideration.

7.2.1 REHABILITATION OF EXISTING FACILITIES ALTERNATIVE

In general, this alternative is based on the assumption that male condemned inmates would continue to be housed at the existing main prison facilities. To provide the necessary court-mandated facilities and programs, existing cell block structures would need to be upgraded to meet these requirements and to meet the security needs of correctional officers. As the inmate population grows over time, additional adjacent structures would be upgraded to provide new space for these inmates. Consequently, the existing population that would be displaced by the condemned inmates would be relocated to other prison facilities within the statewide prison system. To provide adequate upgrades, cells would need different doors and other structural changes that would add substantial weight to the facilities. Other significant structural changes would be needed. Based on detailed design and engineering studies of the existing cell block structures at SQSP, it has been determined that these facilities would not be able to support the necessary additional structural loads. Placement of additional structural loads within these buildings would result in unsafe living and working conditions for the inmates and staff. Further, because of the services, programs, and space requirements needed to meet inmate housing guidelines for an increased population, the upgrades and remodeling costs associated with this alternative would be prohibitive and would result in the construction of facilities that would not meet CDC's long-term housing needs. Further, any remodeling fix would still result in the use of inefficient antiquated facilities to provide security for the public from some of the most violent inmates in the state. The construction of the upgrades to the cell block facilities could substantially alter the existing architectural character of the cell blocks and could substantially alter views of the site. Further, the structures themselves may be eligible for listing in the CRHR and their alteration could result in significant cultural impacts. Because this alternative would be structurally infeasible, and would at best (if it was feasible) allow additional violent inmates to be housed in antiquated and inefficient facilities, it was rejected from further consideration.

7.2.2 OTHER ONSITE DESIGN ALTERNATIVES

The project site is relatively small to accommodate the project needs. During the preliminary design process, CDC evaluated more than 15 different design options. CDC tried to develop a design that would accommodate the project needs and would retain Dairy Hill, a 60-foot ± topographic feature that gives the site an open appearance and blocks views of existing SQSP facilities from some vantages. This goal was determined to be infeasible because of the overall footprint of needed facilities. There simply is not enough land on the site to accommodate the project while retaining Dairy Hill.

Several designs were developed in an attempt to build the single level design while maintaining existing residences on the project site. Not only do these homes provide a benefit to SQSP employees who, because of the high cost of local housing, would not be able to live in the region, they also benefit the operation of the prison by providing housing to key staff (locksmiths, plumbers, firefighters, etc.). Despite every conceivable design option, the homes could not be retained (nor could the historic schoolhouse) under any single level design option. Only under the stacked design option, which reduces the number of inmate housing structures by half by stacking them atop each other, would these residences (and the schoolhouse) be retained on the site. The primary tradeoff is to visual resources, which are more substantially affected under the stacked design option.

Another onsite design option that was considered was the demolition of other existing facilities and construction of the CIC in their place. However, this alternative would result in environmental tradeoffs compared to the project and would not reduce the project's significant visual, cultural, and air quality impacts. For example, this alternative would result in the demolition of a greater number of historic buildings which could potentially be eligible for listing on the CRHR. Further, the CIC would still remain visible from offsite viewpoints. While some viewpoints from Sir Francis Drake Boulevard may be improved, other viewpoints from San Quentin Village may worsen because of the CIC's closer proximity to this community. Therefore, this alternative was rejected from further consideration because it would not reduce the significant environmental effects of the project and would result in environmental tradeoffs compared to the project.

7.3 NO PROJECT (NO DEVELOPMENT) ALTERNATIVE

Under this alternative no actions would be taken at the project site. No development of the project site would occur and existing facilities and uses (i.e., minimum security housing) would continue. Overtime, the male condemned inmate population would increase and would continue to be housed at SQSP. As this population increases and capacity in existing facilities designated for these uses is exceeded, CDC would be required to relocate other general inmate populations housed at SQSP to other prison facilities in CDC's statewide prison system and would infill condemned inmates in to existing general population housing at SQSP. Because of the increased security risks associated with condemned inmates, it is likely that some upgrades to this housing would be required. These upgrades could include construction of special yards, installation of solid doors on cell fronts, and construction of additional non-contact visiting areas. However, because of limited space and proximity to the shoreline improvements such as the double perimeter fencing, upgraded visiting areas could not be implemented. Further, inmate escorts would still be required to transport inmates to most services. As previously described, structural considerations limit the ability to adequately upgrade facilities, and this alternative would result in continuing safety concerns to correctional officers and inefficient operations.

Consistent with CEQA requirements, this No Project (No Development) Alternative is evaluated in this Draft EIR. The No Project (No Development) Alternative would not meet the project's basic objective to provide safe and secure housing to meet projected increases in the male condemned inmate population, and it is likely that the use of existing aged facilities at SQSP would not meet minimal requirements for the housing of condemned inmates in the future as the population increases.

7.3.1 ENVIRONMENTAL ANALYSIS

VISUAL RESOURCES

Under this alternative, the project site would not be developed and existing facilities and homes would remain. Minor upgrades to the existing main prison facilities would be required to accommodate increases in the condemned inmate population; however, these upgrades would not be expected to substantially degrade the existing visual character of these facilities. By comparison, the project would result in the construction of large, blockish facilities on the site, which could substantially alter local views. Although mitigation would reduce the severity of the visual appearance of the buildings, it would not reduce this impact to a less-than-significant level. Because this alternative would not construct any new facilities that could substantially alter the viewshed, this alternative would avoid the project's significant and unavoidable visual impact. *[Less]*

AIR QUALITY

This alternative would not include any new development, and thus would not generate new construction or operations-related air emissions. The project would result in less than significant project impacts related to construction emissions. The project in combination with cumulative development would contribute to the continued exceedance of regional air quality thresholds, which would be a cumulatively significant and unavoidable air quality impact. Because this alternative would not generate any increased construction or operational emissions, this alternative would avoid the project's significant and unavoidable cumulative air quality impact. *[Less]*

BIOLOGICAL RESOURCES

This No Project (No Development) Alternative would not include any development of the project site or construction of off site facilities, and would not disturb existing habitat on the site. Further, this alternative would not result in the construction of an electrified fence, which could result in adverse impacts to migratory bird populations. By comparison, the project would result in the fill of a potential jurisdictional water of the U.S. and would result in significant impacts to migratory bird populations as a result of the electrified fence. However these impacts would all be reduced to less-than-significant levels after mitigation. Because the project would not result in any significant biological impacts after mitigation, this alternative would not avoid any significant impacts of the project. However, this alternative has no impacts to biological resources. *[Less]*

LAND USE

The project would include the development of a new state-of-the-art housing complex similar to other CDC maximum security prison facilities that would only serve the male condemned inmate population. Under this alternative development of a new facility to house condemned inmates would not occur and the project site would remain as it currently exists. No significant land use impacts were identified for the project, so this alternative would not reduce or avoid any significant land use impacts associated with the project. *[Similar]*

CULTURAL RESOURCES

Under this alternative, no development would occur and as a result the schoolhouse and prison employee residences would remain on the site. By comparison, the project (under the single level design option) would result in the demolition of the schoolhouse and 57 prison employee residences. If the State Historic Preservation Officer (SHPO) determines that schoolhouse and the prison employee residences (collectively as a historic district) qualify for listing the on the California Register of Historic Resources (CRHR), the project would result in a significant and unavoidable cultural resource impact. Therefore, this alternative would eliminate the project's significant an unavoidable cultural resource impacts. *[Less]*

EARTH RESOURCES

The No Project (No Development) Alternative would not include the construction of any new facilities on the project site, and existing facilities would remain in their current state. Minor improvements to existing prison facilities would be required; however, these improvements would be built in compliance with the current version of the California Building Code (CBC). By comparison, the project would result in significant impacts related to seismically induced liquefaction and lateral spread, ground failure, and compressible and corrosive soils. However, all impacts would be reduced to less-than-significant levels after mitigation. Because the project would not result in any significant earth resource impacts after mitigation, this alternative would not reduce any significant impacts of the project. *[Similar]*

HAZARDS AND HAZARDOUS MATERIALS

Under the No Project (No Development) Alternative no new development would occur; therefore, no new facilities that use hazardous materials (i.e., paints, cleaners) would be located on the project site. However, the contaminated soils located onsite would remain in place and would not be removed. By comparison, the project would result in the minor handling and use of some hazardous materials; however, these activities would continue to be done in compliance with applicable laws and regulations. Further, the project would result (through mitigation) in the removal of all onsite contaminated soils. Under this alternative, CDC staff and inmates could come in contact with these soils, which could result in potentially significant exposure impacts. Because this is an existing condition, it would not be considered a significant effect, although clean-up as proposed with the project is environmentally preferable. *[Greater]*

HYDROLOGY AND WATER QUALITY

Under the No Project (No Development) Alternative no new major construction would occur; therefore, there would be no potential construction related releases of sediment and contaminants into San Francisco Bay. By comparison, the project would result in construction activities that could disturb onsite soils and result in the discharge of sediment to the San Francisco Bay. However, recommended mitigation would reduce the project's impact to a less-than-significant level. Although project impacts would be less-than-significant, this alternative would result in no discharge of sediment or contaminants to the Bay (rather than some); therefore, this alternative's hydrology and water quality impacts are considered slightly less than those associated with the project. *[Less]*

NOISE

This alternative would not involve the construction of a substantial number of facilities over extended periods of time. It is anticipated that construction associated with proposed upgrades to existing facilities would be minor. This alternative would avoid the project's construction-related noise impacts. The project would not substantially affect operational traffic noise levels along area roadways, so this alternative would not be substantially different but would generate slightly less traffic noise than the project. *[Less]*

EMPLOYMENT, POPULATION, AND HOUSING

Under this alternative, the number of employees at SQSP would not increase. As a result, this alternative would not have any adverse effects on local and regional employment, population, or housing opportunities. By comparison, the project would increase the number of employees at SQSP (i.e., 648 new employees). However, project-related population growth and associated demands for housing and employment opportunities would be absorbed in growth projections of regional and local communities and would not substantially increase demand for housing in any one area. Because the project would not result in any significant employment, population, and housing impacts, this alternative would not reduce any significant impacts of the project. *[Similar]*

PUBLIC SERVICES AND UTILITIES

Because no new facilities would be constructed under the No Project (No Development) Alternative, all existing prison employee housing would remain in place, and the total number of inmates housed at SQSP would be substantially unchanged. Further, this alternative would not increase the number of employees at SQSP and as a result would not result increase the number of students attending schools within the region. By comparison, the project would increase demands for public services at the site; however, with

the exception of water supplies, the project's increased demands would not result in any significant impacts to these resources. The project would increase water demands at SQSP, which would exceed MMWD's water supply threshold and would contribute to the exacerbation of MMWD's operational yield shortfall. However, mitigation recommended for the project would reduce the water supply demands at SQSP, but not below MMWD's thresholds. The No Project (No Development) Alternative would substantially reduce water demands at SQSP, via the retrofit program planned to be competed in 2005 at an estimated water savings of 327 AFY (water consumption is expected to be reduced from 953 AFY to 626 AFY). *[Less]*

TRANSPORTATION

The No Project (No Development) Alternative would not develop any new facilities and would not result in any construction-related impacts. This alternative would not increase the number of employees at SQSP and as a result would not generate any new traffic. By comparison, project-related traffic would result in the deterioration of the Main Street and I-580 eastbound on/off ramps under project conditions and the deterioration of Main Street and 1-580 eastbound on/off ramps and Main Street and 1-580 eastbound off ramp under cumulative conditions. However, recommended mitigation would reduce this impact to a less-than-significant level. This alternative would not generate any new traffic. *[Less]*

CONCLUSION

The No Project (No Development) Alternative would be environmentally superior to the proposed project with respect to the following issues: visual resources (significantly superior), air quality, biological resources, cultural resources, hydrology and water quality, noise, water supply, and transportation. It would be environmentally inferior to the project with respect to hazardous materials. It would be similar to the project with respect to land use, earth resources, and employment, population and housing. Overall, this alternative is environmentally superior to the proposed project.

This alternative would not attain any of the objectives of the project.

7.4 OFFSITE LOCATION ALTERNATIVE

Under the Offsite Location Alternative, existing general population prison operations would continue at SQSP. Therefore, minimum security inmates would continue to be housed at the project site. However, the male condemned inmate population would be relocated to a new offsite facility. This alternative would involve the construction of a new CIC facility, support facilities, and associated infrastructure at an offsite location. This location has yet to be identified because the legislature has mandated that all male condemned inmates be housed at SQSP. For purposes of this analysis it is assumed that this facility would either be located near a major metropolitan area similar to SQSP's location, or it would be located in a relatively rural and remote area similar to several other CDC facilities.

Based on typical prison designs, under this alternative approximately 200 acres of land would be required to construct proposed facilities and related infrastructure to serve these facilities. A greater number of prison support facilities (i.e., administration, storage) would be required under this alternative because these services are currently being provided at the main SQSP facilities and are not within the proposed CIC. Similar to the No Project (No Development) Alternative, this alternative would not result in any new construction at SQSP; however, the existing facilities at SQSP would be backfilled with general population inmates. Similar to the intent of CDC's proposed project, under this alternative SQSP would intend to operate at the existing budgeted capacity (i.e., 5,763 inmates); however, it is conceivable that this alternative could result in the housing of approximately 6,200 inmates (i.e., maximum design capacity); therefore, for comparison purposes, this analysis considers impacts of housing up to 6,200

inmates at SQSP and 1,408 inmates at an offsite location. Prior to implementation of this alternative, the CDC would need to receive legislative authorization to acquire, design, and build a new facility for condemned inmates.

7.4.1 ENVIRONMENTAL ANALYSIS

VISUAL RESOURCES

Under this alternative, the project site would not be developed and existing facilities and homes would remain. Therefore, similar to the No Project (No Development) Alternative, this alternative would avoid the project's significant and unavoidable visual impact at SQSP. Depending on the offsite location, this alternative could result in potentially significant visual impacts if the proposed facilities are located in a relatively rural area because it is likely to substantially change the character of the area (i.e., farmland/open space to institutional use). If located near a metropolitan area, the large, blockish design of the facilities could interrupt local viewsheds and conflict with the adjacent design character of existing land uses. Because the visual resource impacts can not be defined with any certainty, for purposes of this analysis, they are treated as potentially significant. Mitigation may be available to reduce these visual impacts; however, it is too speculative to determine at this time. This alternative could result in potentially significant visual impacts for which the effectiveness of mitigation is unknown. However it is recognized that the project site is located within a visually dramatic view shed, and it is unlikely that any alternative location would have the same quality of view sheds as the project area, so overall visual impacts would likely be less. *[Less]*

AIR QUALITY

This alternative would not include any new development at SQSP, and thus would avoid the project's construction-related emissions at SQSP; however, with implementation of mitigation the project's construction-related air quality impact would be less than significant. Construction-related air quality impacts would be expected with development of this alternative at an offsite location (either metropolitan or rural). Depending on the air basin in which this alternative would be located and because of its size (i.e., several buildings over 200 acres), this alternative could generate substantially greater construction-related emissions than the project. The operational and construction-related emissions of this alternative could contribute to regional emissions thresholds; depending on the air basin and its status, this alternative may or may not contribute considerably to cumulative impacts. Because it is likely that this alternative would generate increased construction and operational emissions compared to the project and it is unknown whether mitigation would reduce these impacts to a less-than-significant level, this alternative is considered to have greater air quality impacts. *[Greater]*

BIOLOGICAL RESOURCES

This Offsite Location Alternative would not include any development of the project site, and would not disturb habitat at the site including the fill of the potential jurisdictional waters of the U.S. Construction of the Offsite Location Alternative in a rural/open space area is likely to result in greater habitat and sensitive-species impacts because of the relatively undisturbed nature of such a site. This would be a potentially significant impact. Construction of this alternative near a metropolitan area would likely result in similar biological impacts to the project because of the historical disturbance of the surrounding area; however, it is too speculative to determine at this time. Under the Offsite Location Alternative an electrified fence would be constructed; therefore, this alternative would result in similar impacts to native bird species compared to the project. However, because this alternative could result in potentially significant impacts to biological resources including special-status species and their habitat, this alternative would have greater impacts than the project. *[Greater]*

LAND USE

Under the Offsite Location Alternative, a new CIC would be constructed at an offsite location. No development at SQSP would occur, and no land use impacts at SQSP would result. However, depending on its location, this alternative could result in potentially significant land use impacts. If this alternative were located near a metropolitan area or sensitive land uses it could result in compatibility (i.e., noise, lighting) impacts with adjacent land uses. Further, because of the limited land areas near metropolitan areas it would likely need to be constructed within a reduced footprint (similar to the project) and could encroach and block views of the local area. These issues are discussed in other sections of these analysis. If this alternative were constructed in a rural area, it is likely that it could result in the conversion of prime and important farmlands and could conflict with the adjacent farming uses. In either a metropolitan or rural area, this alternative would construct an institutional facility within areas that are not designated for such uses. By comparison, the project would not result in significant land use impacts and would construct the CIC at a site already designated for prison uses. Although the nature of the land use impacts under this alternative are not fully understood because a specific site has not been selected, it is likely that this alternative would result in greater land use impacts because it would locate a new prison facility in an area that is not likely designated for such uses. *[Greater]*

CULTURAL RESOURCES

Under the Offsite Location Alternative, no development would occur at SQSP and as a result the schoolhouse and prison employee residences would remain on the site. Therefore, this alternative would eliminate the project's potentially significant (under the single level design) and unavoidable project and cumulative cultural resource impacts. Depending on the site selected, this alternative could result in adverse affects to known or unknown (buried) cultural resources. Impacts would be similar to the impacts of the project. *[Similar]*

EARTH RESOURCES

The Offsite Location Alternative would result in the construction of new facilities similar to the project. Earth resources impacts are site specific. Depending on its location, certain seismic, soil or other impacts could occur. However, the proposed facilities would be constructed in conformance with the current version of the CBC and would likely be mitigated to a less-than-significant level. Because the alternative and the project would not result in any significant earth resource after mitigation, this alternative would not reduce any significant impacts of the project. *[Similar]*

HAZARDS AND HAZARDOUS MATERIALS

Under the Offsite Location Alternative minor handling and use of some hazardous materials during construction and operations would occur (similar to project) and would be in compliance with applicable laws and regulations. Because this alternative would not result in any development at SQSP, this alternative would not remove any of the onsite contaminated soils. By comparison the project would result (through mitigation) in the removal of all onsite contaminated soils at SQSP. Under this alternative, contaminated soils at the offsite location could be present and could come in contact with construction workers; however, it is expected that mitigation recommended for the project would reduce this impact to a less-than-significant level. Because contaminated soils would remain at SQSP, this alternative would have greater impacts than the project. *[Greater]*

HYDROLOGY AND WATER QUALITY

Under the Offsite Location Alternative, hydrology and water quality impacts would be expected during construction activities. However, implementation of mitigation recommended for the project would be expected to reduce this impact to a less-than-significant level. Further, it is expected that this alternative would construct the necessary facilities to accommodate onsite stormwater volumes. Depending on its location, discharged stormwater could adversely affect water quality of local waterways and water bodies. Implementation of mitigation recommended for the project would be expected to reduce this impact to a less-than-significant level. Because this alternative would result in hydrology and water quality impacts that would be mitigated to a less-than-significant level, it would result in similar impacts compared to the project. *[Similar]*

NOISE

Because the Offsite Location Alternative would involve a similar amount of construction over a similar period of time, the construction-related impacts would be comparable to those of the project. If this alternative is located in a rural area, it is likely that it would not result in operational noise impacts because of the potential relatively remote nature of the site and the lack of sensitive land uses (i.e., residences, schools, churches). However, if the Offsite Location Alternative is located near a metropolitan area where sensitive land uses are present, or in a rural area proximate to sensitive uses, it is possible that operations at the facility (i.e., public announcement systems, air conditioners, generators) could result in noise levels that are incompatible with surrounding land uses. By comparison, because of its somewhat isolated location on the San Quentin Peninsula, the project would not result in any operational noise impacts. Mitigation would likely reduce the operational noise impacts of this alternative to a less-than-significant level. Therefore, this alternative would result similar noise impacts as the project. *[Similar]*

EMPLOYMENT, POPULATION, AND HOUSING

Under this Offsite Location Alternative, the number of employees at SQSP would not increase and local and regional employment, population, or housing opportunities near SQSP would not change. However, this alternative would result in new employment opportunities, population increases and increased demand for housing at and in the vicinity of the offsite location. Similar to the project these employment opportunities would likely be a beneficial impact. Because this alternative would employ people who may relocate to the local area, it could result in greater population and housing demand impacts, which could increase housing demands resulting in the construction of new housing. Without a selected site to consider, the comparison of impacts would be speculative. *[Similar]*

PUBLIC SERVICES AND UTILITIES

The Offsite Location Alternative would result in similar public service and utility demands compared to the project, because this alternative would result in demand for police and fire protection, electricity and natural gas, and water and wastewater services. Further, the employees of this alternative would generate students that would attend local schools. It is unknown whether local public service and utility agencies would be able to serve this alternative without requiring the hiring of additional personnel or the expansion or extension of additional services (i.e., schools, water, and wastewater) the construction of which could result in potentially significant impacts. It is anticipated that under this alternative, indirectly developed new housing would be able to pay school impact fees in the districts affected by this alternative and this would mitigate its impact on indirectly developed new housing schools. Although, this alternative would not substantially increase water demands at SQSP, it would result in existing (i.e., budgeted capacity) and maximum (i.e., maximum capacity) water demands that would contribute to the

continued exacerbation of MMWD's operational yield shortfall, although demand would be decreased from 952 AFY to 626 AFY under a planned retrofit program. By comparison, with mitigation, the project would result in significant public services and utilities impacts only with regard to water use. Because this alternative could contribute to the need to construct new service facilities, the construction of which could result in significant impacts, and it would continue to exacerbate MMWD's operational yield shortfall, this would be a new significant impact of this alternative that is not associated with the project. *[Greater]*

TRANSPORTATION

The Offsite Location Alternative would not develop any new facilities, would not increase the number of employees at SQSP and as a result would not generate any new traffic near SQSP. Therefore, the project's impact on the Main Street and I-580 eastbound on/off ramps would be eliminated. However, recommended mitigation would reduce this impact to a less-than-significant level. This alternative would generate a similar number of daily traffic trips compared to the project and these trips could adversely affect the operation of roadways and intersections near this facility depending on local traffic conditions. In rural areas the traffic impacts are likely to be less compared to metropolitan areas where existing development and traffic congestion could be exacerbated to unacceptable levels. Mitigation would likely be required and could include installation of traffic signals (similar to the project), lane re-striping, and widening of local roadways to accommodate the increased traffic demands. Some of these mitigation measures (i.e., roadway widening) could result in greater environmental impacts. Because this alternative would increase traffic volumes above the project, this alternative would be anticipated to result in greater traffic impacts on local roadways. Mitigation may be available to reduce these impacts; however, this mitigation could increase the level of environmental impacts associated with the project. Therefore, this alternative would have greater traffic impacts compared to the project. *[Greater]*

7.4.2 CONCLUSION

The Offsite Location Alternative would be environmentally superior to the proposed project only with respect to visual and (potentially) cultural resources. It would be environmentally inferior to the project with respect to air quality, biological resources, land use, hazardous materials, public services and utilities, and transportation. It would be similar to the project with respect to earth resources, hydrology and water quality, noise, and employment, population and housing. Overall this alternative is environmentally inferior to the proposed project.

This alternative would not attain the objectives of the project pertaining to housing condemned inmates at SQSP.

7.5 SAN QUENTIN VISION PLAN/RELOCATION OF SQSP ALTERNATIVE

The San Quentin Vision Plan/Relocation of SQSP Alternative (vision plan alternative) would close the existing SQSP and relocate general population and reception center inmates to one or more new offsite locations based on Marin County's San Quentin Vision Plan, Marin County would develop a transit-oriented "sustainable" community that includes residential, retail, commercial, open space and park areas, and a transit center hub that provides bus, future rail and ferry services (Marin County 2003).

This alternative grows, in part, out of a process initiated by Marin County and the State several years ago at the direction of the legislature. As part of the Budget Act of 2000, the California Department of General Services was directed to "prepare a report and analysis of the possible closure of the California State Prison at San Quentin, including the disposition of the real property. The analysis shall be prepared with the participation of the County of Marin with respect to planning and land use issues. The

department shall coordinate with the Department of Corrections to prepare an analysis of the relocation of the inmates and programs served at the institution." (Ducheny, AB 1740, Budget Item 1760-001-0001, Paragraph 2 as reported in the Preliminary Analysis of Potential Reuse and Relocation of San Quentin State Prison) (California Department of General Services June 2001) The Study examined 3 possible alternatives for re-use of the site, including a 500-unit residential community, a mixed use transit village, and a new town concept. The transit village alternative, which is the alternative ultimately selected by Marin County for additional study, would provide a range of net values for the property of between $364 and $568 million, in 2001 dollars. Presumably, a transaction would occur to compensate the State for the real estate value of SQSP property. The Reuse study estimated that the cost to relocate current uses at SQSP would be between $394 and $452 million of the reception center, depending on when it would be built and between $302 and $345 million for a combined general population/condemned inmate facility (capacity of 1,056 condemned inmates), also depending on when it would be built. An additional $61 to $107 million would be incurred in other costs associated with relocation of facilities. Total costs would range from $757 million to $904 million, in 2001 dollars.

Currently SQSP provides three primary functions, and these functions would need to be relocated under this alternative, as described below:

1. SQSP is the reception center for newly incarcerated male inmates who originate in the 17-county area within coastal Northern California stretching from Monterey County in the south to the Oregon Border in the north, and generally bounded by the margins of the Central Valley to the east. Approximately 3,000 inmates at SQSP are reception inmates who are evaluated over a 60 to 90 day period and, based on a variety of factors, are assigned to a separate facility with appropriate security and programming needs for the balance of their sentence. Based on proximities to courts and necessary services (including various professional services ranging from medical to psychological to legal) and to reduce transportation costs, reception centers are generally located in or near metropolitan areas. Given these parameters and based on general research of land availability and constraints (site would need to be flat, not isolated, etc.), a replacement reception center would likely be located in either Alameda, Contra Costa, Solano, Sonoma, or northern Monterey county.

2. SQSP currently houses 1,900 medium/low security inmates and 265 minimum security inmates. Because of existing and projected future overcrowding throughout the State prison system, it is probable that CDC would need to construct replacement facilities to accommodate relocation of this many inmates. Relocation could occur anywhere in California, or could be at a facility co-located with relocated reception inmates as described above.

3. SQSP currently houses over 600 condemned inmates and has projected a long-term need to house the 1,400+ inmates that that would be accommodated by the proposed project. Relocation could occur anywhere in California, or could be at a facility co-located with either or both of the above functions, so long as adequate separation of inmates could occur to meet the programming and safety/security needs of these inmates, correctional officers, and the general public.

The combination of various potential outcomes is too complicated for a reasonable alternatives analysis, especially given that this alternative is currently legally infeasible. The most likely outcome, and the outcome reached in the Reuse study, however, is that at least 2 new facilities would need to be developed to relocate inmates from SQSP. This conclusion is based on both the unique programming and security needs of each of the populations that would need to be relocated, and on the probable difficulty and public opposition associated with relocating a condemned facility near a metropolitan center in Northern California. As described above, location in or near a metropolitan center in Northern California is a necessity associated with a reception center.

Thus the analysis of this alternative includes both the impacts of re-use of SQSP for the transit village project, and the impacts of development of one or two new facilities to relocate existing functions at SQSP. For purposes of efficiency, please refer to the discussion in Section 7.4.1 for a discussion of impacts of constructing a new prison. The impacts of this construction are combined with the impacts of the transit village in the concluding discussions of this alternative (Section 7.4.2).

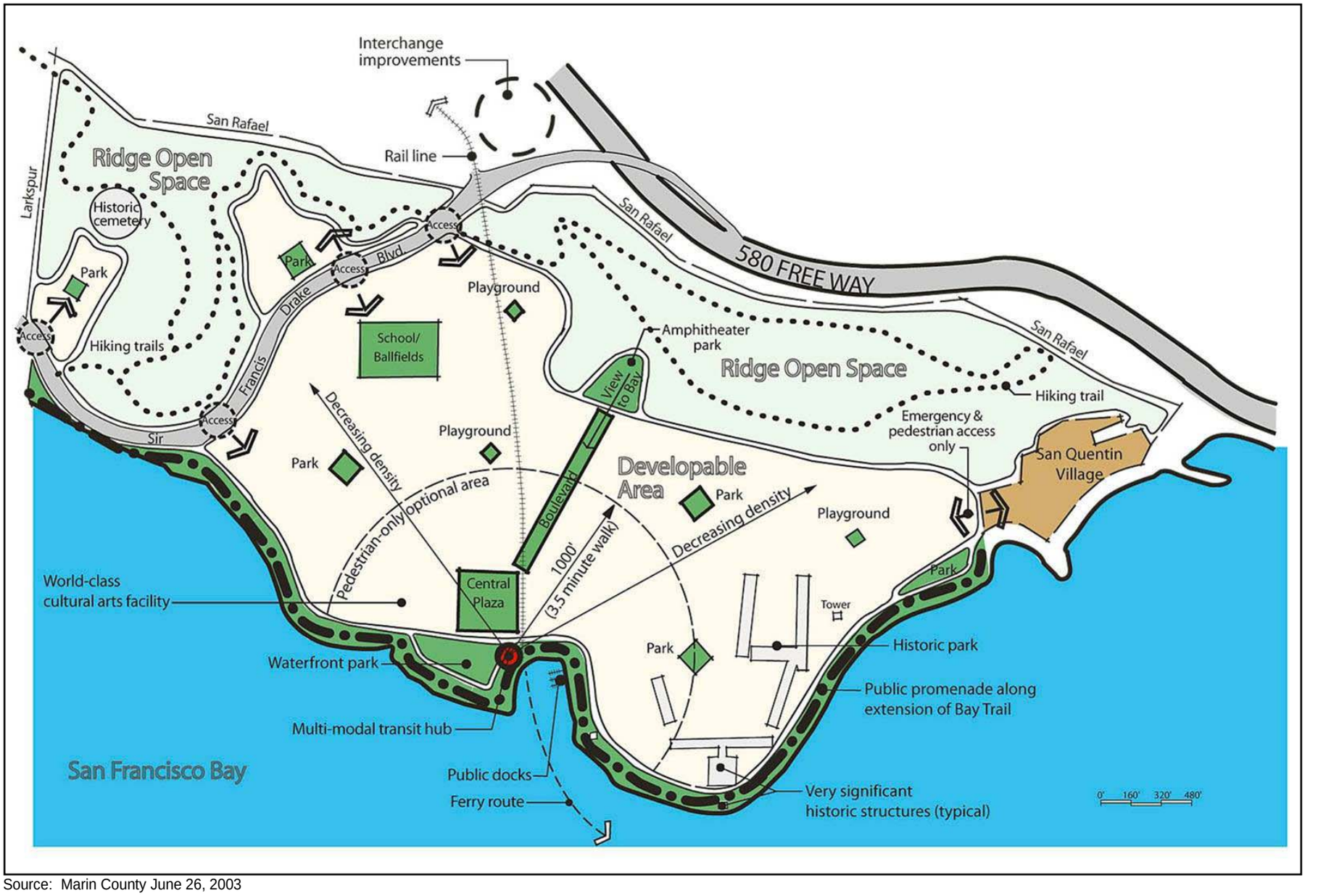
Under the vision plan alternative, Marin County proposes to convert the entire 432 acres of SQSP property to a transit-oriented and "sustainable" community (Exhibit 7-1). In general, open space areas including hiking trails would be located along the northern edge of the property (across Sir Francis Drake Boulevard from existing developed prison uses) within the existing hillside areas of the property. South of these open space areas would be a combination of residential park and playground areas. Towards the center of the site along the shoreline, a pedestrian-only development hub would provide services including retail and commercial, waterfront parks, and a multi-modal transit hub that would likely provide ferry services to San Francisco. The vision plan would involve the construction of approximately 2,100 residential housing units throughout the site; however, depending on the level of development ultimately selected up to approximately 3,600 residential units could be developed according to the plan. Under this alternative, the most significant historic structures on SQSP grounds (i.e., the existing cell block structures in the eastern portion of the property would be preserved and re-used for new private uses. Approximately 200 existing buildings and structures would be demolished and removed from the site to allow construction of the vision plan. Three new access points along Sir Francis Drake Boulevard would provide vehicular access to the site. Pedestrian and emergency access would be provided near San Quentin Village. Similar to the Offsite Location Alternative discussed above, prior to the closure and relocation of SQSP, CDC would require authorization from the legislature.

7.5.1 ENVIRONMENTAL ANALYSIS

VISUAL RESOURCES

Under the vision plan alternative, most of the existing buildings at SQSP would be demolished and removed and new buildings would be constructed at the site. These buildings would include residences, commercial, retail, and transit facilities that would vary in the height, mass, and scale but could include relatively large buildings. The intensity of development, the changed character of the site, and the potential blockage of existing views of the historic cell blocks and local ridgelines areas, if they were to occur, would likely result in substantial changes to the local viewshed under daytime condition. Because of the magnitude of changes on the SQSP property, it is unlikely that these visual impacts could be mitigated to a less-than-significant level. However, nighttime views of the site would not substantially change because SQSP is an existing dominate nighttime lighting source and lighting from The project would retain most buildings on the project site and would construct new facilities in the western portion of the property. However, the project's facilities would result in the alteration of local views of the site, which can not be mitigated to a less-than-significant level.

In spite of the potential for similar impacts, the re-use alternative would likely be subject to strict design guidelines, given both its sensitive bay front location, Marin County's history of ensuring quality development, and the probably public and BCDC involvement in design review. Thus, while significant impacts to the viewshed could occur, it is reasonable to expect that ensuing development would have aesthetically pleasing architecture and design features. Thus, while impacts to the local viewshed would be significant under this alternative, they would likely be less than the proposed project. *[Less at SQSP]*



Source: Marin County June 26, 2003

San Quentin Vision Plan ñ Conceptual Land Use Plan

EXHIBIT 7-1

AIR QUALITY

Under the vision plan alternative, a substantially greater level of demolition and development activities would occur at SQSP over a longer period of time. These activities are likely to result in potentially significant construction-related air quality impacts. Much like the project however, mitigation recommended for the project would reduce these impacts to a less-than-significant level. This alternative would include a variety of land uses, some of which could result in operational emissions, including the release toxic air contaminants that could exceed applicable regulatory thresholds.

The project would generate an estimate 213 daily trips. Marin County has estimated that the prison generates an estimated 3,050 total trips per day (*San Quentin Reuse Planning Committee Minutes, May 2, 2002*). Based on total trip counts for the site, it is estimated that the existing facilities plus the project would generate a total of 3,263 trips per day. The Transit Village Alternative has not been developed in sufficient detail to develop a precise daily trip count, but has been estimated at 15,900 vehicles per day based solely on the mix of single and multiple family units conceptually proposed (Table C-2, DGS June 2001*)*. This does not account for any trip reductions due to smart growth planning (mixed uses that typically reduce residential trip generation) on the site, but it also does not account for the trips generated by commercial uses and the transit facilities on the site. An estimate of 15,900 trips, therefore, is conservative. This would be approximately than 5 times the vehicle trips currently generated by existing plus project uses on the site. This alternative would likely result in significant mobile-source are quality emissions, which affect ozone formation. Given the high trip count, it is likely impacts would be significant and unavoidable. *[Greater]*

In combination with relocation of facilities, new trips would also be generated at an offsite location. That location may or may not be within the air basin; if so, the cumulative affects of the reuse of SQSP and development of offsite facilities would be more substantial than with only reuse of SQSP. *[Combined impacts: Greater]*

By comparison, the project, with mitigation, would result in less-than-significant construction-related air quality impacts and the project would not result in any significant operational-related air emissions.

BIOLOGICAL RESOURCES

The vision plan alternative would involve the demolition and reconstruction of the entire prison property. Because of the existing developed nature of the site, it is unlikely that this alternative would have significant impacts to sensitive species and their habitat. However, the increased use (i.e., hiking trails) of the existing open space areas of the site could result in adverse impacts to these resources if discovered on the site. Further, this alternative would remove the potential jurisdictional waters of the U.S. from the site. Mitigation recommended for the project would reduce this impact to a less-than-significant level. By comparison, the project would not have any significant impacts on sensitive species and their habitat. The project would result in significant impacts to migratory bird species (because of the proposed electrified fence); while, these impacts would be mitigated to less-than-significant levels, there would still be adverse affects to sensitive species. Although, this alternative could have impacts to sensitive species and their habitats, these impacts are likely to be minimized because of the developed nature of the site. Because of the electrified fence impacts, this alternative would have less of an environmental impact at SQSP than the project. *[Less]*

Depending on the location of the offsite alternative(s), adverse impacts to sensitive biological species could occur. An electrified fence would be included at both alternative sites because CDC has found that these devices vastly inhibit escape attempts and they reduce staffing costs. However, such fences would have significant impacts to migratory birds. *[Combined impact: Greater]*

LAND USE

Under the vision plan alternative, all prison facilities and support buildings (with the exception of the existing cell blocks), including onsite residences would be removed and a new planned community would be developed on the site. This alternative would require new general plan and zoning designations as it would not be compatible with existing land use designations. However, with preparation by Marin County of the vision plan and the Draft Marin Countywide Plan that is currently under review, it is assumed that these land use approvals would be obtained. CDC notes that such an approval is not a foregone conclusion. Although Marin County is preparing a re-use plan concept for the site, it is located within the planning sphere-of-influence of the City of Larkspur. Typically, a City plans for the long term uses of land within its sphere. Further, at the public scoping meeting for the proposed CIC project, a several members of the public spoke in opposition to the re-use plan. While this is not conclusive of potential difficulties in securing entitlements, it does suggest that approval of a re-use plan may be challenging. Presuming approval, because all existing onsite land uses would be removed from the property, onsite land use compatibility impacts would not be expected. However, the increased intensity of development at the site would likely result in land use compatibility impacts with adjacent land uses related to noise, traffic, and visual resources. These impacts are described in appropriate discussions within this alternative. By comparison, the project would not result in any significant land use impacts. Therefore, this alternative would not avoid any significant land use impacts of the project and would likely result in new potentially significant land use impacts not associated with the project. *[Greater at SQSP]*

As described in Section 7.4.1, an offsite alternative would have the potential for significant land use impacts to nearby sensitive uses if developed in an urban area or nearby sensitive uses (if there are any) and agriculture in a rural area. Thus the combined impacts of re-use of SQSP and relocation of facilities to one or two offsite locations would have the potential for substantially greater land use impacts than the project. *[Combined impact: Greater]*

CULTURAL RESOURCES

Under the vision plan alternative, most of the existing structures at the site would be demolished and removed. The only structures that would remain at the site would be the existing cell block structures and these structures are proposed for private commercial uses. Many of the structures on the site including the schoolhouse and prison employee residences may qualify for listing on the CRHR and their demolition would result in significant cultural resource impacts. Because this alternative would remove most structures that have been associated with historic operations, it would substantially degrade the historic character of the site. Further, the alteration of the existing cell block structures for commercial uses may substantially degrade the historic integrity of these facilities. By comparison, the project would only result in the removal of the schoolhouse and prison employee residences, which are potentially eligible for listing on the CRHR. The remaining buildings on the site would be unchanged. Because this alternative would not eliminate the project's significant and unavoidable cultural resource impacts and would result in the removal of a greater number of buildings that could potentially qualify for listing on the CRHR, this alternative would result in greater cultural resource impacts. *[Greater]*

Although impacts related to cultural resources could occur at the offsite locations, as described in Section 7.4.2, it is expected that any such impacts could be mitigated. The offsite locations would not combine to worsen the impacts associated with cultural resources, but the impacts would remain greater than with the proposed project. *[Combined impact: Greater]*

EARTH RESOURCES

The vision plan alternative would result in the redevelopment of the SQSP property. Because earth resource impacts are site specific, it is likely that this alternative would result in similar earth resources impacts as the project including seismic related liquefaction and lateral spread, ground failure, and compressible and corrosive soils impacts. These impacts could be mitigated to a less-than-significant level with implementation of mitigation recommended for the project. Further, onsite facilities would be constructed in conformance with the current version of the CBC. Because the alternative and the project would not result in any significant earth resource after mitigation, this alternative would not reduce any significant impacts of the project. *[Similar]*

Because all offsite construction would also be in accordance with the CBC, no significant impacts from facility relocation would be expected. *[Combined impact: Similar]*

HAZARDS AND HAZARDOUS MATERIALS

This vision plan alternative would increase the level of development at San Quentin and could result in land uses that handle, store, and generate hazardous materials (i.e., gas stations, dry cleaners). Residents of the site would have the potential to be exposed to the new sources of hazardous materials. Because development of the site would occur, it is reasonable to assume that onsite contaminated soils would be removed. By comparison, the project would only use of minor amounts of hazardous materials (i.e., paints, solvents) during operations and would not result in any significant hazardous materials impacts because all onsite soils would be remediated. However, use of hazardous materials is highly regulated. Consequently, it is not expected that there would be substantial exposure to hazardous waste as a result of this alternative. Impacts would be similar to the project. *[Similar]*

Substantial hazardous waste would not be expected to be produced at offsite locations. Thus the combined affects of reuse of SQSP and relocation of facilities would be similar to the project. *[Combined impact: Similar]*

HYDROLOGY AND WATER QUALITY

Under the vision plan alternative, the intensity of development at the site would substantially increase stormwater runoff volumes that are discharged to San Francisco Bay. It is likely that an additional discharge point to the Bay would be required. Further, the increased discharge volumes could adversely affect the water quality of the Bay. The same mitigation recommended for the project would likely decrease the adverse water quality effects of increased stormwater volumes to a less than significant end. By comparison, the project would also not result in significant stormwater or water quality impacts after implementation of recommended mitigation. *[Similar]*

Because all offsite facilities would be required to comply with stormwater pollution prevention plans, no significant impacts from facility relocation would be expected to hydrology and water quality. *[Combined impact: Similar]*

NOISE

The vision plan alternative would substantially increase the amount of construction at SQSP, and this construction would occur over a longer period of time. Because of the large-scale development (i.e., demolition and construction) that would occur under this alternative, it is possible that construction-related noise impacts could adversely affect adjacent land uses. Further, the changed use of the site would substantially increase onsite ambient noise levels and would increase traffic volumes in the local

area, which could result in noticeable increases (i.e., 3 dB or more) in roadway traffic noise. By comparison, the project would, with one exception related to an as yet-to-be constructed project in larkspur, result in less-than-significant construction-related noise impacts, and would not noticeably increase local roadway noise levels. Mitigation may be available to attenuate onsite noise levels (i.e., sound wall) and some offsite roadway traffic noise (i.e., rubberized asphalt); however, it is likely that because of the traffic volumes associated with this alternative, it would result in significant and unavoidable traffic noise impact. This would be a new significant and unavoidable impact not associated with the project. *[Greater]*

The construction and operation of offsite facilities could potentially result in significant noise impacts to sensitive receptors in the locations of the new facilities. *[Combined impact: Greater]*

EMPLOYMENT, POPULATION, AND HOUSING

Under vision plan alternative, new housing and employment opportunities would be provided at SQSP. Similar to the project, the employment opportunities provided by this alternative would be a benefit. Further, it is expected that a portion of the proposed housing would be affordable and would help to relieve affordable housing shortfalls in the county. Although, this alternative would increase the population of the county, it is expected that this population would be accommodated within the local and regional growth projections. No significant employment, population, and housing impacts are expected and therefore, this alternative would result in similar impacts to the project. *[Similar]*

As described in Section 7.4.2, significant impacts at any offsite locations associated with population, employment and housing would not be expected. The combined impact would be similar to the proposed project. *[Combined impact: Similar]*

PUBLIC SERVICES AND UTILITIES

The vision plan alternative would intensify land uses at SQSP above those proposed with the project and as a result would increase demands for all public services and utilities. The increased residential, commercial, and transit areas would place new demands on police and fire services and could require the construction of new police and fire stations. Further, new schools could be required to accommodate the new students from onsite residential uses. But if school impact fees are implemented, they would constitute full mitigation of this impact. Energy requirements would also increase. By comparison, the project with mitigation would not result in the need for any additional police, fire, schools or energy services as existing services could accommodate the projects demands. Water consumption and wastewater generation would be substantially lower under this alternative than existing plus project water consumption and wastewater generation at SQSP. Based on the mix of land uses and current water consumption rates for various land uses as expressed in the MMWD Urban Water Management Plan (2003), it is estimated that water consumption at the site would be in the range of 450 acre feet per year (AFY). By comparison, the proposed project would generate a demand for 167–207 AFY (after mitigation), and added to the future baseline consumption at SQSP (626 AFY) total onsite consumption would be 853 AFY. This is nearly twice the consumption of the alternative. Wastewater generation would be similarly less with the alternative, although wastewater treatment capacity is not a substantial issue. Because this alternative would substantially increase demands for public services and utilities at the site the provision of which could result in significant environmental impact, but would reduce water consumption, this alternative would have some greater public services and utilities impacts and some less than the project. *[Greater and Less]*

In addition to the impacts at SQSP, public services and utilities impacts would be experienced at the offsite locations. As described in Section 7.4.2, it is likely that significant impacts would result to a

variety of public services and utilities. This would include water use. In combination with reuse of SQSP, impacts to public services and utilities would be greater than the project. *[Combined impacts: Greater]*

TRANSPORTATION

The vision plan alternative would intensify land uses at SQSP and would substantially increase traffic trips to and from the site. It is estimated that proposed land uses could result in an increase of nearly 13,000 trips per day (see discussion in Air Quality above). These trips would be routed to the three new access points along Sir Francis Drake Boulevard and could adversely affect the operations of local roadways and highways near SQSP. Although this alternative would provide three new access points along Sir Francis Drake Boulevard, it is likely that substantial changes to the existing roadway design and configuration would be required because of poor sighting distances along this section of Sir Francis Drake Boulevard. It has been estimated that Sir Francis Drake Boulevard would need to be widened from 2 to 4 or 6 lanes between I-580 and the San Quentin entrance (DGS 2001). By comparison, the project (with mitigation) would only result in the generation of 213 daily trips which is substantially less than this alternative, and it would not substantially affect the operation of the local roadway system and would not require the widening or alteration of Sir Francis Drake Boulevard. Total trips from the site (existing plus project) would be approximately 1/5 of this alternative Table 7-1 identifies the anticipated roadway improvements required for this alternative in comparison to the project. Because this alternative would substantially increase traffic volumes in the local area and would require substantial roadway improvements, this alternative would result in greater transportation impacts than the project. *[Greater]*

In addition to impacts on roadways serving the SQSP site, this alternative would likely generate significant impacts in the locations where new facilities would be sited, as described in Section 7.4.2. In combination with reuse of SQSP, impacts would be greater than the project. *[Combined impact: Greater]*

Table 7-1
Comparison of Required Transportation Improvements

Alternatives	Proposed Improvements			
	San Quentin West Gate and SFD	**Traffic Signal at Main St. & I-580 eastbound on/off ramps**	**Traffic Signal at Main St & I-580 westbound on/off ramp**	**Widen Sir Francis Drake to 4 lanes**
CIC Project	No mitigation	yes	yes	no
Transit Village	3 total access points needed	yes	yes	yes

Source: DGS 2001.

7.5.2 CONCLUSION

The San Quentin Vision Plan/Relocation of SQSP Alternative would be environmentally superior to the proposed project only with respect to visual resources and water resource use. It would be environmentally inferior to the project with respect to air quality, biological resources (when considering the combined effects of reuse and relocation), land use, noise, public services and utilities, and transportation. It would be similar to the project with respect to cultural resources, earth resources, hydrology and water quality, and employment, population and housing. Overall this alternative is environmentally inferior to the proposed project.

This alternative would not attain the objectives of the proposed project pertaining to housing condemned inmates at SQSP. It would also add substantially to the cost of construction of the project. Finally, this alternative is infeasible because it involves discretionary actions that CDC is legally barred from taking.

7.6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The No Project (No Development) Alternative would be environmental superior to the project. It would avoid the project's significant and unavoidable impacts to visual resources, cultural resources, and water supply. Further, it would result in reduced impacts to construction-related noise, biological resources, and erosion on the site. It would be environmentally inferior with respect to hazardous materials. This alternative would not meet the basic objectives of the project.

Although the Offsite Location Alternative would meet the project's basic objectives by providing safe and secure housing for the male condemned inmate population, it would be environmentally inferior to the project. This alternative would eliminate the project's significant and unavoidable visual and cultural resource impacts; however it could result in potentially significant and significant environmental impacts related to land use, air quality, biological resources, hazards and hazardous materials, public services and utilities and transportation, depending on its location. Further, implementation of this alternative would require an act of the legislature for authorization and funding. Therefore, even if this alternative were selected, it would be infeasible to implement because CDC does not have legal authority to approve it.

The San Quentin Vision Plan/Relocation of SQSP Alternative would be environmentally inferior to the project. Although this alternative would provide safe and secure housing for condemned inmates, it would require the relocation of the entire prison to offsite locations. As described above, an offsite location alternative would not be environmentally superior to the project because it would result in new potentially significant and significant impacts not associated with the project. Further, reuse of the SQSP property would result in greater environmental impacts than the project with respect to land use, noise, air quality, transportation, and cultural resources. In combination with the relocation of existing SQSP, many of these impacts would be even greater. Finally, CDC does not have the legal authority to approve this alternative.

With respect to the 2 onsite alternatives, the single level design alternative would result in less visual impacts, but potentially greater impacts to cultural resources (if the residences and school house on the site are deemed to be significant). It also eliminates 57 onsite houses affordable to SQSP employees. The stacked design alternative would have greater visual impacts than the single level design. It would have fewer effects to cultural resources (none would be affected) and it would retain the onsite homes. Because of the tradeoffs between these 2 onsite alternatives, neither is considered environmentally superior to the other. Both design options would meet project objectives.